



Order Filed on March 31, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LR 9004-2(c)

CUTOLO BARROS LLC  
46-50 Throckmorton Street  
Freehold, NJ 07728  
(732) 414-1170  
Carla Zappi, Esq.  
Attorneys for Pleasantview Condominium  
Association, Inc.

In re:

Nicholas A. Mitchell

Debtor.

Chapter 13

Case No. 18-35098-JKS

Judge: John K. Sherman

**CONSENT ORDER RESOLVING CONDOMINIUM ASSOCIATION'S OBJECTIONS**

The Relief set forth on page 2 is hereby **ORDERED**.

**DATED: March 31, 2020**

A handwritten signature in black ink, appearing to read "J K Sherwood", is written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

Page 2

Debtor: Nicholas A. Mitchell

Case No.: 18-35098-JKS

Caption of Order: Consent Order Resolving Condominium Association's Objections

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**CONSENT ORDER RESOLVING CONDOMINIUM ASSOCIATION'S OBJECTIONS**

**THIS MATTER** having been brought before the Court by Cutolo Barros LLC, attorneys for Secured Creditor, Pleasantview Condominium Association, Inc. (the "Association"), Carla Zappi, Esq. appearing, upon an objection to the bankruptcy plan, and this Court having considered the representations of attorneys for the Association and Vincent D. Commisa, Esq., attorney for Debtor Nicholas A. Mitchell ("Debtor"), and for good cause having been shown:

**IT IS ORDERED, ADJUDGED AND DECREED**

1. That the Creditor Pleasantview Condominium Association, Inc.'s Proof of Claim is hereby reduced to the amount of 32,323.30; and
2. The secured portion of the claim is \$29,333.71.
3. That the balance of the claim, \$2,989.59 will be classified as unsecured.
4. That the Debtor will continue to make monthly post-petition payments outside of the Chapter 13 Plan directly to the Creditor, Pleasantview Condominium Association, Inc.

/s/ Vincent D. Commisa

Vincent D. Commisa, Esq.

Attorney for Debtor Nicholas A. Mitchell

Agreed and consented to this 27th day of March 2020.

/s/ Carla Zappi

Carla Zappi, Esq.

Attorney for Pleasantview Condominium Association, Inc.

Agreed and consented to this 27th day of March 2020.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New Jersey

In re:  
Nicholas A Mitchell  
Debtor

Case No. 18-35098-JKS  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 31, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 02, 2020.

db +Nicholas A Mitchell, 268 Kipp Street, Apt. 2F, Hackensack, NJ 07601-1066

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 02, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 31, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor MTGLQ INVESTORS, L.P. dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Joseph Andrew Kutschman, III on behalf of Creditor Pleasantview Condominium Association, Inc.  
jkutschman@cutolobarros.com, ecourts@cutolobarros.com  
Kevin Gordon McDonald on behalf of Creditor MTGLQ INVESTORS, L.P. kmcdonald@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Robert P. Saltzman on behalf of Creditor Seterus, Inc., authorized subservicer for Federal  
National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the  
laws of the United States of America dnj@pbslaw.org  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
Vincent Commisa on behalf of Debtor Nicholas A Mitchell vcommisa@vdcclaw.com

TOTAL: 7